

CARE IN BUILDING FOR UTILITY URGED

Noble Foster Hoggson Advocates Study When Making Investment.

Building as an investment requires careful preliminary study with a view to enhancing utility, according to Noble Foster Hoggson, who was in Washington recently attending the executive committee meeting of the Associated General Contractors.

"There are as many gauges of the utility of a structure as there are types of building," he points out. "In a commercial structure the gauge is its earning capacity; in a private residence success is largely measured by the degree of comfort and convenience accorded its occupants; in a bank building or home for a financial institution the return may be based on an increased good will or prestige, together with an ability through efficient arrangement to better serve the public. In whatever form the return, the building represents an investment of capital for profit—and there can be no profit unless it meets the requirements imposed by the investment.

Responsibility on Owner.

"The initial decision to invest a piece of property must be made by the owner, and while structural pitfalls may be avoided by the choice of a tried and experienced building organization, the economic responsibility must necessarily rest with the owner. This economic phase must be studied and settled before the structural problem is approached.

"So far as the actual work of building is concerned, there now is a standard procedure for the solution of the construction problem. Not a brick is laid for the new building until the architectural design has been completed, the plans approved, depth of excavation decided, kinds of materials chosen and, most important of all, the cost determined.

Types Must Be Considered.

"There is no corresponding standard practice for the approach of the preliminary economic problem. Knowing his needs, the owner should consider every type of building which might meet his requirements and under every type investigate and weigh

every factor which might affect the future utility of the structure he proposes to erect.

"In considering the erection of a commercial building the owner should satisfy himself as to the probable demand for its use, the permanence of the demand, competition of present and future buildings of the same class, and the stability of the zone before he decides the type of structure. He should also bear in mind that the commercial value and the cost of construction are not necessarily the same; for a building that is well planned, well built, of attractive appearance and favorably located often acquires a capital value greatly in excess of its cost of construction.

AUCTION SALE ATTRACTS.

Marshall Brown Syndicate to Dispose of 270 Lots.

Many prospective home-builders, in addition to investors and professional builders, are expected to attend the auction sale Wednesday afternoon at 2:30 o'clock, in the auditorium of the Arcade building, 14th and Park road, of 170 lots, comprising the Marshall Brown syndicate property, situated on Buchanan, Crittenden and Decatur streets, adjoining Georgia avenue northwest.

Joseph P. Day, the New York auctioneer, will conduct the sale. Col. Myron M. Parker is trustee for the syndicate. The lots will be sold to the highest bidder, regardless of price. It was announced.

Small Farm at Germantown, Montgomery County
Accessible for Commuting (about 40 minutes) to the Government Departments

Convenient to stores, churches, five minutes from railroad station, best macadam road from Washington through Rockville and Gaithersburg. Twenty-six miles from center of city. Ten and one-half acres, nine-room house, chicken house, barn, auto sheds, pig pens, etc. Three acres of alfalfa, about fifty apple trees recently put in first-class condition by an expert about twelve fine cherry trees, besides plum, pear and peach trees. New fences.

Price, \$8,500
Thomas J. Fisher & Co.
Incorporated
738 15th Street N.W. Main 6830

PRE-WAR PRICES AND TERMS

\$500 Cash
Balance Like Rent

An ideal detached semi-Bungalow, with all modern improvements, large lot, and only 10 minutes' ride from 12th and Penna. Avenue to Aurora Hills, Va., and a cheap monthly car rate.

Other delightful homes, with from 5 to 8 rooms at North Rosemont, on WEST SIDE OF STATION.

Properties on car line at Mt. Ida, Del Ray, Braddock Heights and Wellington-on-the-River.

GRAHAM & OGDEN

530 King St., Alexandria, Va.

Phone 579

CHEVY CHASE PROPERTIES AND OTHERS JUST SOLD

Many Small Homes Through Outskirts of City Change Hands.

An aggregate investment of more than \$123,000 is represented in the weekly sales report of Moore & Hill, Inc. Several Chevy Chase properties were sold through this office. The list of transactions follows:

Premises 29 Quincy street, Chevy Chase, Md., for W. C. and A. N. Miller to Mrs. Natalie M. Hancock, for \$21,500. This is one of the new houses completed on Quincy street opposite the Chevy Chase Club by Messrs. Miller.

Premises 1318 Rhode island avenue northwest, for Mrs. Lorraine C. Thomas to Mrs. Mary Lee Doleman, for \$17,500.

Premises 220 Elm street, Chevy Chase, Md., to Mrs. Jean C. Ridge-way for R. P. Barber, for \$12,500. This is one of the three new houses built by Mr. Barber, the other two having been sold a short time ago.

Premises 227 Rosemary street, Chevy Chase, Md., for Mrs. Natalie M. Hancock to a local investor, for \$12,000.

Premises 3434 34th street, Cleveland Park, for Orrin C. Lester, for \$15,000. This is a bungalow built about one year ago by W. C. and A. N. Miller. The purchaser will occupy the home shortly.

Premises 3361 Alton place northwest, for Harry A. Kite to Miss Mary Yoss, for \$12,500. This property is located at Armsleigh Park, in the building operation now being carried on by Mr. Kite.

Premises 1304 Farragut street, Sault's Addition, to Mrs. Charlotte J. Brainer for Mrs. Lida M. Demorest, for \$12,000.

Premises 627 and 629 4th street northeast, for Miss Mary Yoss to a local investor, for \$14,000.

Premises 1755 S street to Joseph R. Boone for Mrs. Tweeddale. Mr. Boone has resold the property to a local investor through this office. The aggregate sum of the two transactions was around \$10,000.

One of the garages adjoining the apartment now being erected on the corner of 15th and Kenyon streets was sold to Clarence C. Weidemann for \$1,000.

Why New York city should provide heat for monkeys at the zoo and allow children to live in cold tenements was asked by Dr. Royal S. Copeland, health commissioner, at a real estate club dinner recently.

CAPITAL IS TO HAVE NEW SUMMER RESORT

Back Bay Beach to Be Opened for Erection of Cottages.

Washington is to have another summer resort with the opening of Back Bay Beach, Anne Arundel county, Md., on the West river, just back of Chesapeake Beach.

The new project is designed to provide a site for summer cottages close to salt water and where fishing, boating, crabbing and other sports may be had. Harry C. Allen of this city, is promoting the resort.

Plans for a number of bungalows have been drawn and the grounds have been subdivided. When streets have been laid out and building restrictions will insure proper improvement, it is announced.

The beach is reached by automobile road. The distance from Washington is estimated at thirty-eight miles. The new clubhouse of the Almas Automobile Club adjoins the property.

SIX PROPERTY SALES.

Real Estate Deals Aggregating \$95,000 Are Reported.

Sales aggregating \$95,000 have been recorded in the office of Charles D. Sager, it is reported.

Among the transactions was the property, 1309 Farragut street northwest, bought from George R. Penn by Dwight N. Burnham, who will occupy the premises as his home.

Mr. Burnham sold to Leo Davis his beautiful home at 1202 Irving street northwest.

Col. Fred R. Brown transferred premises 2444 20th street to Olive Virginia and Katherine Lynch.

Donald L. Rich purchased the home of Maj. Albert E. Gay, at 11 Rock Creek church road northwest.

Ars H. Smith sold to Mrs. Bernadette

M. Smith the property 629 E street northeast, one of the Kennedy & Davis homes.

Joseph Smith purchased the corner of 8th street and Mount Vernon place from the Winter estate. Mr. Smith contemplates remodeling this property for business purposes.

ASSIGNED HERE.

Lieut. James Gately, Naval Supply Corps, attached to the battleship Pennsylvania, has been assigned to duty in the bureau of supplies and accounts, Navy Department.

Investments in new buildings in the northwest section of the city in April totaled more than those in all three other sections combined.

Building permits numbering \$68 were issued here last month.

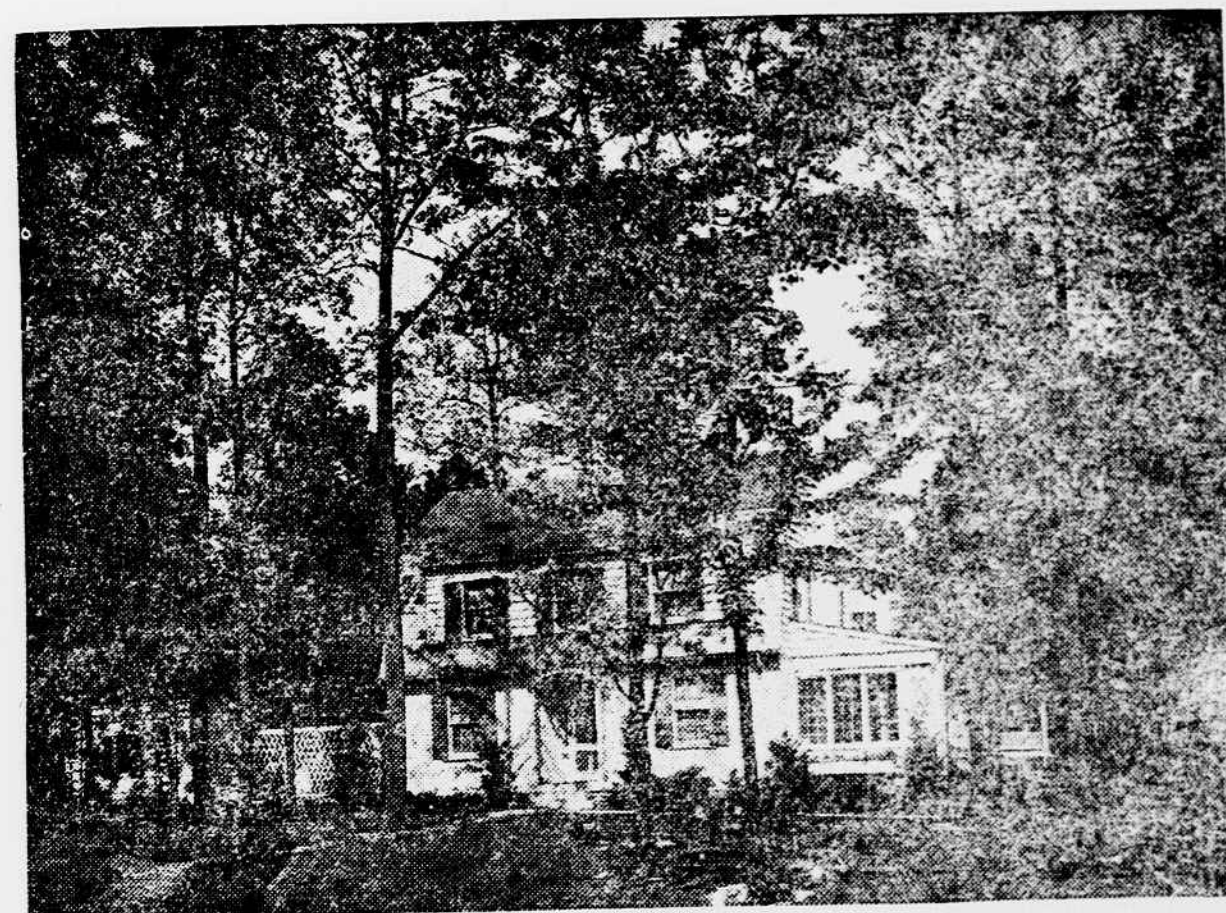
CHANCE TO BE MIDDIES.

Marine Corps to Accept Ambitious for Enlistment.

Young men with ambitions to become midshipmen at the Naval Academy will be accepted for enlistment at all Marine Corps recruiting stations. One hundred enlisted men are appointed to the Naval Academy each year, after a competitive examination given enlisted men of the Navy and Marine Corps. They must not be more than twenty years of age and must have been in the service at least one year.

Mrs. Annie Flood, sixty years old, of Memphis, Tenn., has about completed with her own hands a fair-sized bungalow of frame construction.

A Charming Home in Old Chevy Chase



A rare offering, for this home is one that is truly different, and at the same time appropriately situated on nearly a third acre of ground.

The main floor is designed from the center, affording a spacious living room which is augmented by a delightful sun parlor. The dining room is in keeping and the practical kitchen has ample cupboard space.

There are three comfortable sleeping rooms, bath and porch on second floor.

This home is in elegant condition and is fully equipped—screens, weather stripping, asbestos covered pipes, and the walls are painted. The garage is accessible from the street.

We are authorized to offer this property at \$16,500.00 and can arrange attractive terms to a responsible buyer. Phone Cleveland 151 for a Sunday appointment.

SHANNON & LUCHS

713 14th St. N.W.

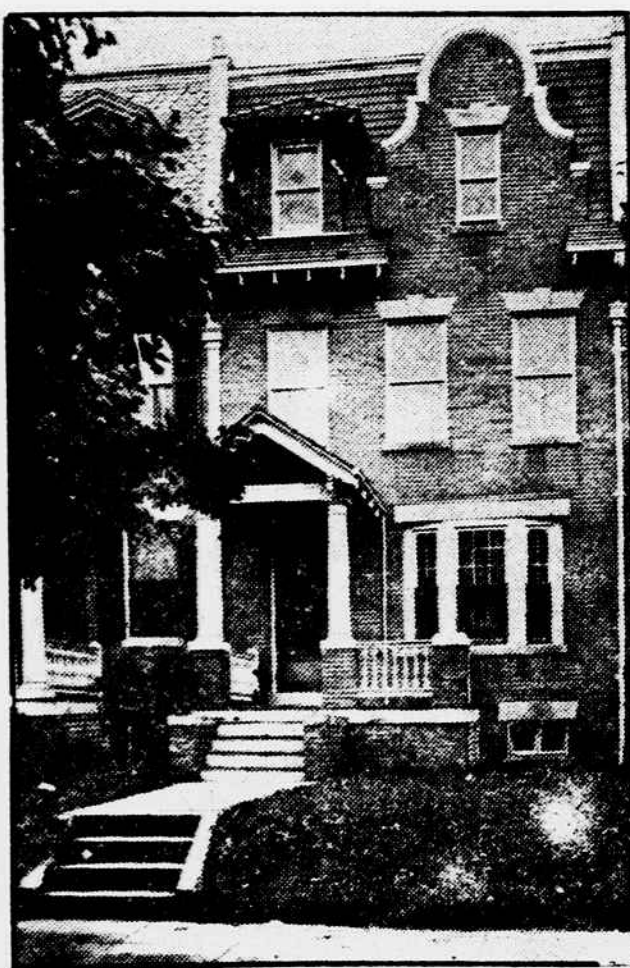
Main 2345

Unusual Offering of Four Real Homes

Located in the Best Sections of the City—At Very Attractive Prices and Terms

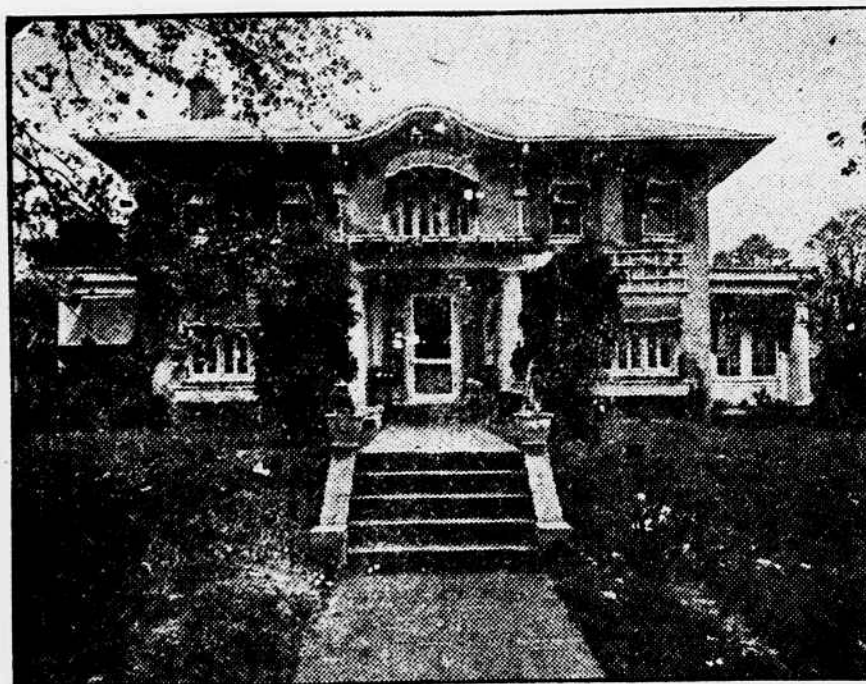
These Homes Are Indeed Real Bargains
and Have Been Occupied by Owners

Each is in exceptionally fine condition, and we believe at the moderate prices which we are asking they're the best buys that have been offered for some years past.



3205 19th St. N.W.

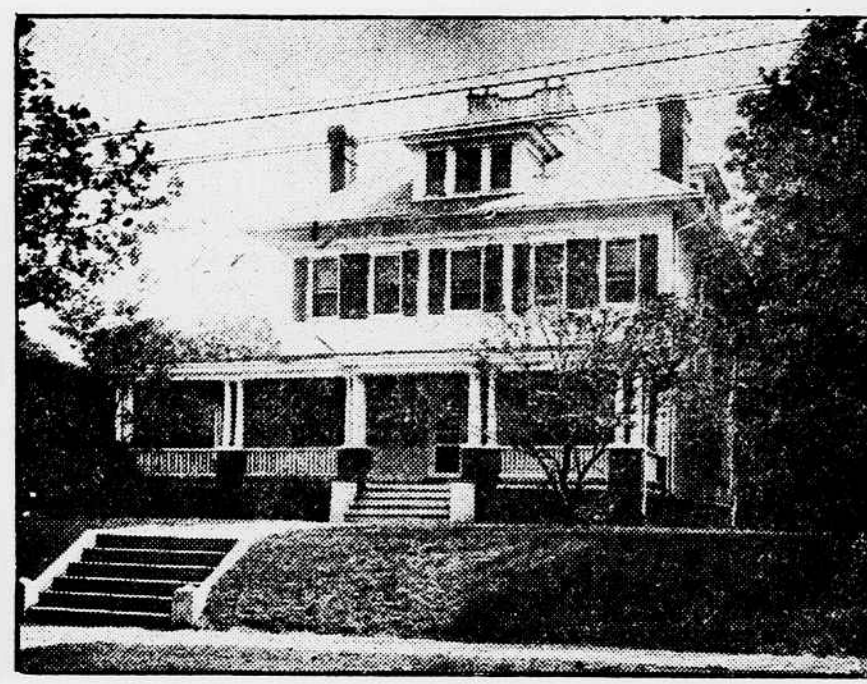
In beautiful Mt. Pleasant section, but two blocks from cars. Large attractive gray tapestry brick home of 9 attractive rooms and 2 baths, ample closets, hardwood floors, concrete cellar under entire house—in fact, all the modern conveniences that go toward making a real home. Large double garage on rear of lot. Lot, 20x100 to 15-ft. paved alley.



5611 Conn. Ave., Chevy Chase.

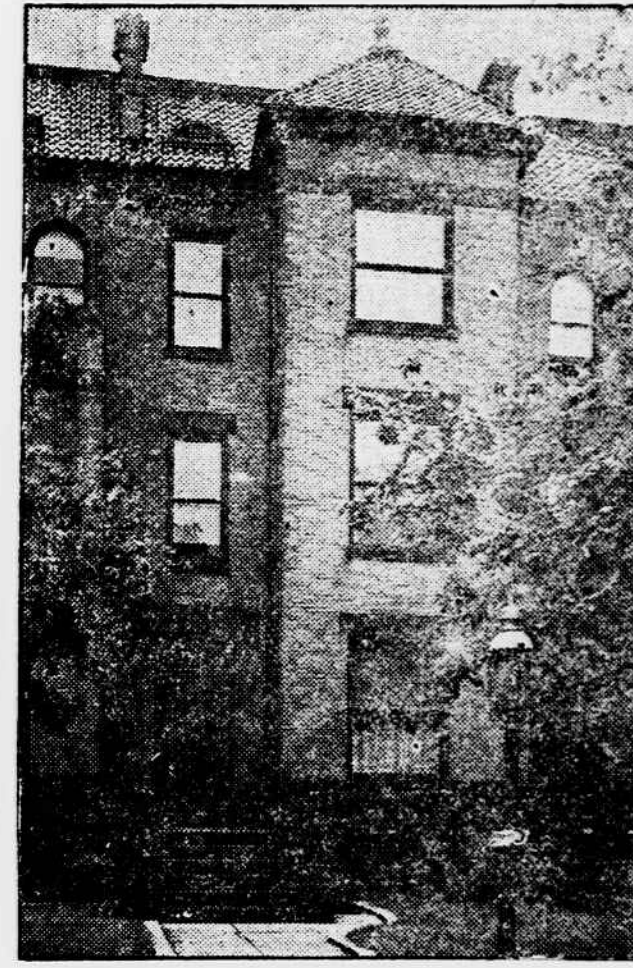
Corner Conn. Avenue and Oliver Street

This wonderful detached 2-story Stucco Home surrounded by luxuriant shrubbery with beautiful lawn. Contains 10 spacious and bright rooms, two large baths, ample closets, hardwood floors, servants' room and bath in basement; concrete cellar under entire house. Modern conveniences of every description. Large double garage to match, and, of course, heated, electric lighted, running water and conveniences. Lot, 140x140 to 15-ft. alley.



3602 Newark Street

In beautiful Cleveland Park, one of Washington's most exclusive suburbs. Beautiful home of 10 rooms and 2 baths, hot-water heat, electric lights—in fact, all the modern conveniences that the wife could desire. Garage in rear, 75-ft. frontage on Newark street. A home well worth your inspection.



1434 Fairmont St. N.W.

One of the most attractive homes in Mt. Pleasant, situated on a beautiful street among ideal surroundings; contains 12 beautiful rooms, large closets and 2 spacious baths; hardwood floors; concrete cellar under entire house, with large servants' room and bath in basement. VACANT. Phone for keys.

**735 15th Street
Northwest**

WEAVER BROS.—REALTORS

Exclusive Agents

**Phone Main
1821**